FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
15-2-A	ORLEANS		EAS.797

Town/City: Town of Eastham

Place: *(neighborhood or village)*:
Eastham Center

Address: 2650 State Highway

Historic Name: Matthew & Mary H. Luce House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: 1898

Source: deeds, historic newspapers

Style/Form: Shingle Style/Cape Cod

Architect/Builder: Elkanah Hopkins, builder

Exterior Material:
Foundation: brick

Wall/Trim: wood shingle/wood

Roof: wood shingle

Outbuildings/Secondary Structures:
Barn, sheds
Boathouse

Major Alterations *(with dates)*:
Driveway façade altered by addition of wing & dormer, late 20th c.
Water side altered by addition of window & dormers

Condition: good

Moved: no ☒ yes ☐ **Date:**

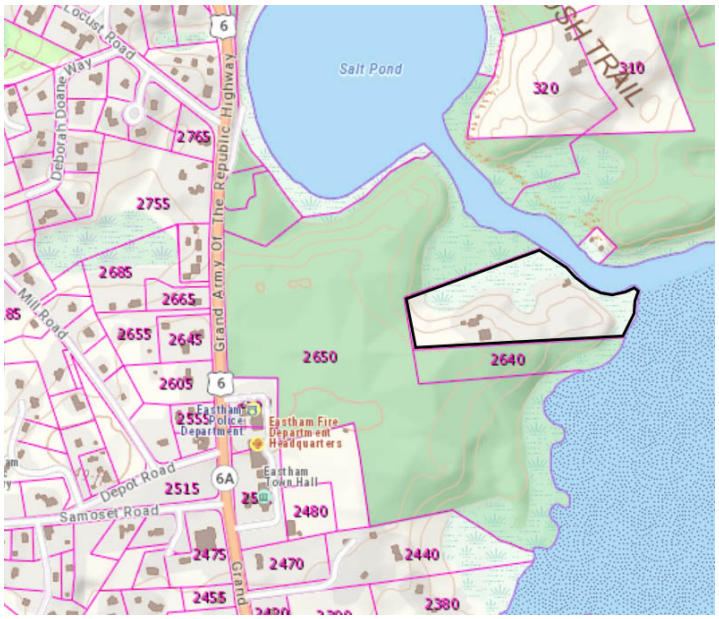
Acreage: 6.546

Setting: The house is situated in the midst of a Cape Cod National Seashore conservation area at the end of a long lane leading from the State Highway and overlooking the Salt Pond River.

Photograph

View from west. (Assessor photo)

Locus Map (north at top)



Source: Mass GIS Oliver Parcel Viewer

Recorded by: Kathryn Grover & Neil Larson
Larson Fisher Associates

Organization: Eastham Historical Commission

Date: June 2020

☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

The Matthew & Mary H. Luce House was built in 1898 in a Shingle Style using the traditional center-chimney Cape Cod form. It was designed as a modest hunting camp and built by a local carpenter. Its situation on hunting lands overlooking tidal marshes was the determining factor in its location. An adjacent barn with low walls and a sweeping gable roof would have stabled horses used in the hunt and stored sportsmen's gear. Other sheds probably had specialized uses. A boat house is located on the shoreline of the marsh. In the late 1900s, when the house became more of a vacation home, significant alterations were made to the house that enlarged the plan, added dormered spaces in the upper story and altered fenestration.

HISTORICAL NARRATIVE

The house now numbered 2650 State Highway was built in 1898 by Boston and Cohasset wool merchant Matthew Luce Jr. (1868-1951) on 7.50 acres he had acquired from Simeon Perry in March of that year.[1] In late May 1898, the *Yarmouth Register* reported that the Orleans masonry firm of Edward Brothers had begun work on the foundation of Luce's new house and that Eastham builder Elkanah Hopkins "has the contract to do the building."[2]

Matthew Luce Jr. was the grandson of New Bedford whaling merchant Matthew Luce (1801-52) and the son of Matthew Luce (1844-1902), who was born in New Bedford but left to enter the Boston wool firm Faulkner, Kimball and Company when he was sixteen years old. He organized the firm Manning, Howland, and Luce in 1866, which ultimately became Luce and Manning, and he was a director of several banks and an estate trustee. He and his wife Elizabeth Tucker had son Matthew in 1868 in Boston, and it was this Matthew who developed a connection with Eastham. He graduated Harvard College in 1891 and within two years entered his father's firm; he was also regent at Harvard College from 1919 to 1935. In 1902 he married Mary Cobb Hovey (1877-1962), the daughter of Boston commission merchant Edward Clarence Hovey and his wife Lucy Cobb of Brookline. Though not documented, it is certainly possible that his wife's family had some kinship to the Cobbs of Eastham, and part of the land the Luces acquired in Eastham had once belonged to Elisha Cobb (1813-83), who lived just northwest of 2650 State Highway, on the east side of County Road near the southwest shore of Salt Pond.

The elder Matthew Luce had developed the summer estate Gray Ledges in Cohasset, where Matthew Jr. also spent his summers, buying his own oceanside property there in 1904. But he had also grown interested in the gunning and fishing at Eastham. He often visited with Boston physician Maurice Richardson and the artists Dwight Blaney and Frank Benson, and Luce, Blaney, and Richardson owned land and maintained a gunning camp on the east side of Great Pond in the early 1900s. Cape newspapers regularly reported on his visits to the Luce "cottage" or "camp" in the 1900s and 1910s. The *Boston Globe* referred to Luce's Eastham property as his "bungalow" or his "shooting box."[3] In late December 1900 Luce, Maurice Richardson, and Blaney invited eighteen members of the Norfolk Country Club of Boston to a fox hunt "at their respective camps" in Eastham; the men brought their owns horses and hounds and took two foxes, the *Barnstable Patriot* reported.[4] In 1916 the *Boston Post* reported that the Luces would spend their summer at Cohasset and also had a camp at Eastham "which they occasionally occupy."[5]

Luce acquired other land surrounding 2650 State Highway, including most of a 13.6-acre tract that Arthur G. Wadleigh of Nahant had acquired from the estate of wealthy Wellfleet mariner Lorenzo Dow Baker (1840-1908), who is credited with having opened

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[1] Simeon Perry to Matthew Luce Jr., Boston, 17 March 1898, BCD 230:544. Deeds routinely describe the property as being near the house of James Penniman, who lived at 2645 State Highway (EAS.30). Perry had acquired the undeveloped parcel from the widowed Sophronia Doane in 1884 (BCD 160:53).
[2] "Eastham," *Yarmouth Register*, 28 May 1898, 8.
[3] See, for example. "Eastham," *Barnstable Patriot*, 17 September 1900, 4; 22 October 1900, 4; and 10 December 1900, 4; and "Eastham," *Yarmouth Register*, 7 April 1900, 5, and 22 December 1900, 5; "Table Gossip," Boston Globe, 21 February 1909, 44, 29 March 1914, 66; and 5 April 1914, 66. Eastham seasonal residents Maurice Richardson, Herbert Jacques, and Quincy Adams Shaw Sr. and Jr. attended Luce's wedding in 1902; see "Wedded at Noon," *Boston Globe*, 1 October 1902, 12.
[4] "Eastham," *Yarmouth Register*, 22 December 1900, 5, and "Eastham," *Barnstable Patriot*, 24 December 1900, 4.
[5] *Boston Post*, 30 April 1916, 59.

the United States banana trade in 1870 and co-founded Boston Fruit Company (later United Fruit and later still Chiquita Brands International) in 1885.[6] The parcel Wadleigh sold Luce included 11.2 acres of the parcel that abutted Luce's land on the south, State Highway on west, and Salt Pond River.

In 1926 and 1927, Matthew Luce sold four parcels, including his cottage and its land, to Quincy Adams Shaw (1869-1960) of Boston.[7] Shaw, whose father Quincy Adams Shaw (1825-1908) had made a fortune by investing early and heavily in the Calumet and Hecla mines in Michigan's Upper Peninsula, graduated Harvard in 1891—Matthew Luce Jr.'s class—and went to work for his father's company as an auditor; he became second vice president in 1904 and president in 1910.[8] He came to Eastham about 1914 and announced his plans to build "a large bungalow" on nearly forty acres he had acquired from selectman Nathan P. Clark and summer resident Guy St. John in Nauset, just north of Salt Pond Bay and roughly across Salt Pond River from Luce's property. "It is understood that Mr Shaw wants to buy more land in the vicinity," the *Yarmouth Register* reported in April that year. The plans for the bungalow contemplate a building ninety and fifty feet and two stories high. The house will be located on a knoll overlooking Nauset harbor, with the ocean in the distance."[9] Cape newspapers reported that the house was finished by mid-October 1914 and at first called it Cedar Pines. By March 1915 it was called Cedar Bank, the Shaw cottage, or the Shaw camp.[10]

According to Donald Sparrow, whose father worked for Shaw for decades, Shaw had spent time at McLean Hospital with an unspecified nervous issue and had been advised to develop a hobby that would absorb much of his time. In 1925 he began to build Cedar Bank Links, an eighteen-hole golf course that overlooked the Nauset marsh and crossed Salt Pond River onto what was Luce's land. It seems likely that Shaw bought Luce's property to use much of it for his course. He hired local men to create it, a job that took three years. The house Shaw had built in 1914 became known as the Cedar Bank Links clubhouse.[11] The Shaws used both the former Luce cottage and their own: in 1939, for their son's birthday, the Shaws invited seventeen people to Eastham. Some were "entertained" by Sarah Shaw at the "Luce homestead," others stayed at Cedar Bank Lodge with Shaw, and still others were at Shaw's Great Pont Camp with his son Quincy A. Shaw Jr.[12] In 1941 Shaw invited members of Boston's Sunset Club to visit at his Cedar Bank Lodge "on Nauset road" while his wife entertained women "at the Luce cottage by the Salt Pond."[13]

In 1947 Quincy Adams Shaw and his son sold 32 acres including the 2650 State Highway house to Henry Rice Guild (1896-1980).[14] Born in Boston, Guild was an attorney in the Boston firm Herrick, Smith, Donald and Farley (later Herrick and Smith) who specialized in corporate and probate law; he also served as trustee for several investment and private trusts. Like Quincy Adams Shaw Jr., he was a well-known amateur tennis player in his time. He graduated Harvard College in 1917, served in the Navy during World War I, and graduated from Harvard Law School in 1922. He and his family moved from Brookline to

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[6] Lorenzo D. Baker, Wellfleet, and Reuben R. Baker, Quincy, trustees estate Captain L. D. Baker, to Arthur G. Wadleigh, Nahant, 26 October 1926, BCD 440:38. Wadleigh (1866-1956) was native to Quebec and settled in Lynn in 1889; he was later the city solicitor and a newspaper reporter there until he passed the state bar and became an attorney; in 1919 Calvin Coolidge, then governor Massachusetts, appointed him trustee of the Eastern Massachusetts Street Railway Company, and he was chair of its board of public trustees for many years. Baker had acquired the property from Scotter P. Bangs in 1900 (BCD 249:16), and the deeds include a strip of land "below the bank" that belonged to Elisha Cobb.

[7] Matthew and Mary Hovey Luce, Cohasset, to Quincy A. Shaw, Boston, 23 September 1926, BCD 440:122; Matthew Luce, Cohasset, to Quincy A. Shaw, Boston, 23 February 1927, BCD 444:176.

[8] Quincy Adams Shaw Sr. was the youngest son of wealthy Boston merchant Robert Gould Shaw (1776-1853) and his wife Elizabeth Willard Parkman. In 1860 he married Pauline Agassiz, daughter of Harvard biologist Louis Agassiz. Her brother Alexander had worked with mining engineer Edwin J. Hulbert, who discovered the Calumet and Hecla wines in the 1860s and was the company's longtime president; at his death Quincy A. Shaw Jr. assumed his place at the head of the company. Robert Gould Shaw (1837-63), colonel of the African American 54th Massachusetts Infantry during the Civil War, was Quincy Adams Shaw Jr.'s first cousin. On the Shaw see in particular "Quincy A. Shaw Died This Morning," *Boston Globe*, 12 June 1908, 1; "Quincy A. Shaw Dies; Noted Bostonian, 90," *Boston Globe*, 9 May 1960, 18; Ed Semprini, "Cedar Bank--$1 for 18 Holes, 50¢ for Nine," *Barnstable Patriot*, 24 June 1993, S11; and Donald B. Sparrow, *Growing up on Cape Cod: Four Brothers Learning to Stand Tall* (Eastham: Great Oaks Publishing, 1999), 43-51.

[9] "Quincy A. Shaw to Build at Eastham," *Yarmouth Register*, 11 April 1914, 6.

[10] "Eastham," *Barnstable Patriot*, 19 October 1914, 4, and 3 March 1915, 3.

[11] Sparrow, *Growing up on Cape Cod*, includes a frontispiece map depicting the club house and the extend of Cedar Bank Links.

[12] "Eastham," *Hyannis Patriot*, 27 April 1939, 2:

[13] "Eastham," *Barnstable Patriot*, 1 May 1941, 10.

[14] Quincy A. Shaw, Boston, and Quincy A. Shaw Jr., Brookline, to Henry R. Guild, Needham, 21 January 1947, BCD 664:402. A second deed for this parcel is Quincy A. Shaw Jr., Brookline, to Henry R. Guild, Needham, 30 July 1962, BCD 1167:245, and was probably recorded after Quincy A. Shaw's death as a confirmatory deed.

Continuation sheet 2

Needham in the early 1930s, and his household, like the Shaw and Luce households, always included domestic servants. He and his wife Martha P. Bayard had three children—Henry Jr., Sheila, and Bayard. By 1941 a Cape newspaper reported that the Guilds were visiting at the "Luce cottage," which they bought six years later.

In 1971 and 1974 Henry Guild transferred the title to 2650 State Highway to his married daughter Sheila Iselin and his son Bayard S. Guild and Bayard's wife Gale. They owned the property until 1993, when they subdivided the parcel and sold the house, its outbuildings, and 6.55 acres to William F. and Maryann B. Wallace of Bernardsville, New Jersey. The Wallaces placed the property in trust in 2012, the 2650 State Highway LLC was the owner of record in 2020.[15]

BIBLIOGRAPHY and/or REFERENCES

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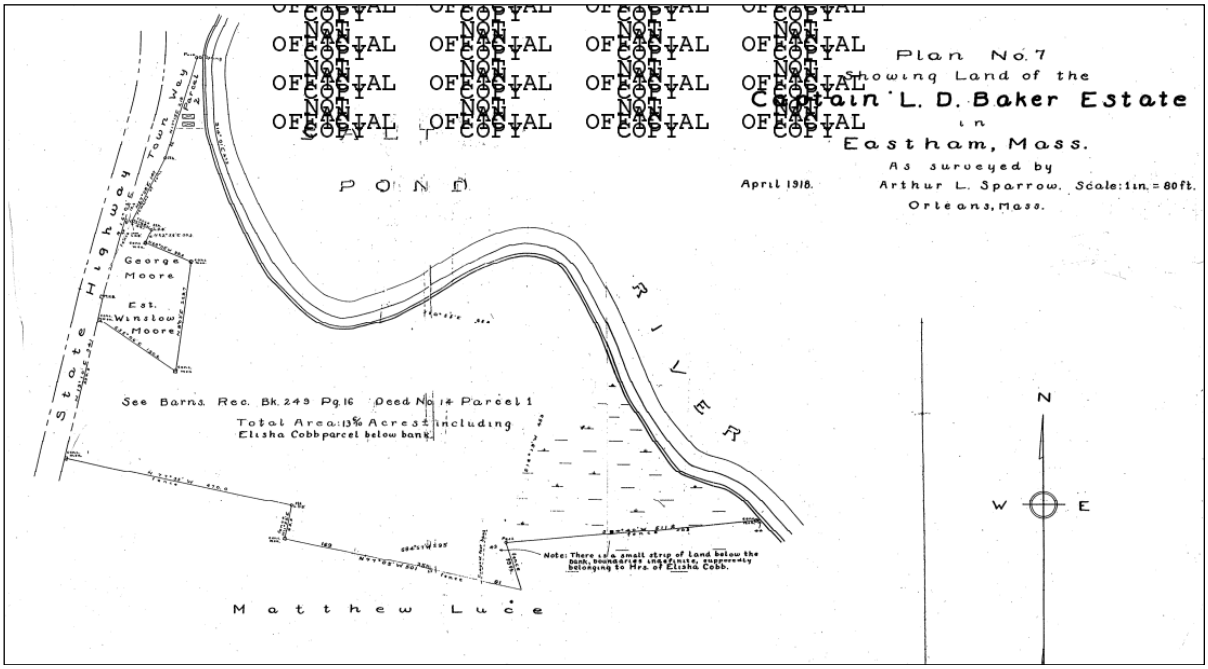
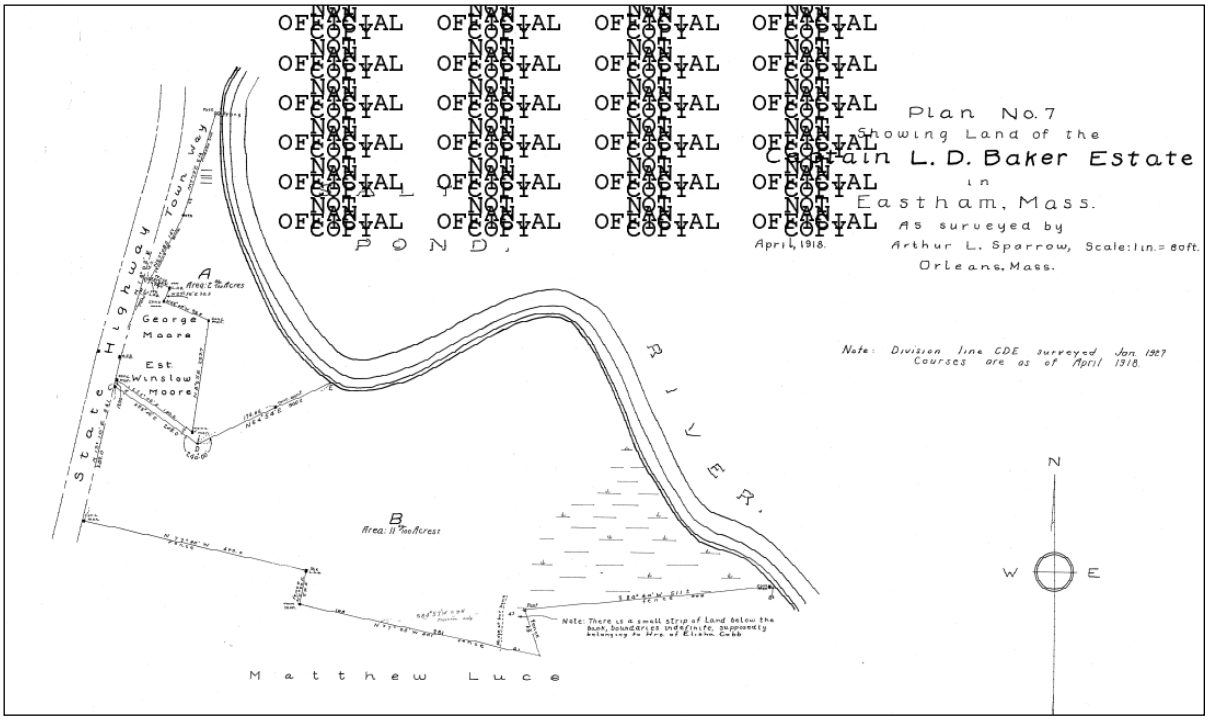
MAPS
Atlas of Barnstable County, Massachusetts. Boston: George H. Walker and Co., 1880.
Atlas of Massachusetts from Topographical Surveys Made in Co-operation by the United States Geological Survey and the Commissioners of the Commonwealth 1884-1888. Boston: Commissioners of the Commonwealth, 1890.
Atlas of Barnstable County, Massachusetts . . . from Official Plans and Actual Surveys. Boston: Walker Lithograph and Publishing Co., 1905, 1910.

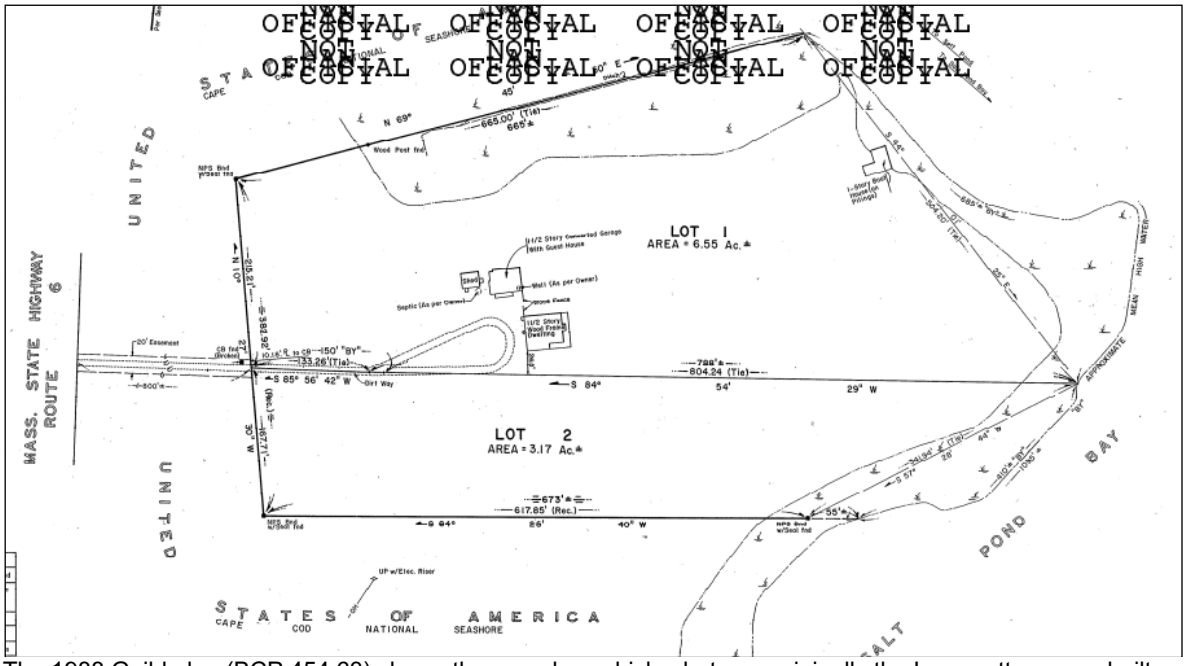
[15] Henry R. Guild to Bayard S. and Gale R. Guild, Dover, 21 December 1971, BCD 1576:54; Henry R. Guild, Needham, to Sheila G. Iselin, Dover, 29 March 1974, BCD 2029:254; Bayard S. Guild, Gale R. Guild, both Dover, and Sheila G. Iselin, Plymouth, to William R. and Maryann B. Wallace, Bernardsville NJ, 27 May 1993, BCD 8598:290; William R. and Maryann B. Wallace, Bernardsville NJ, to 2650 State Highway LLC, 21 December 2012, BCD 26982:131. The house and its outbuildings are depicted on "Plan Showing Division of Land in Eastham, Mass. as Surveyed and Prepared for Bayard S. Guild, Gale R. Guild & Shelia G. Iselin," 8 September 1988, BCP 454:63.

SUPPLEMENTARY IMAGES

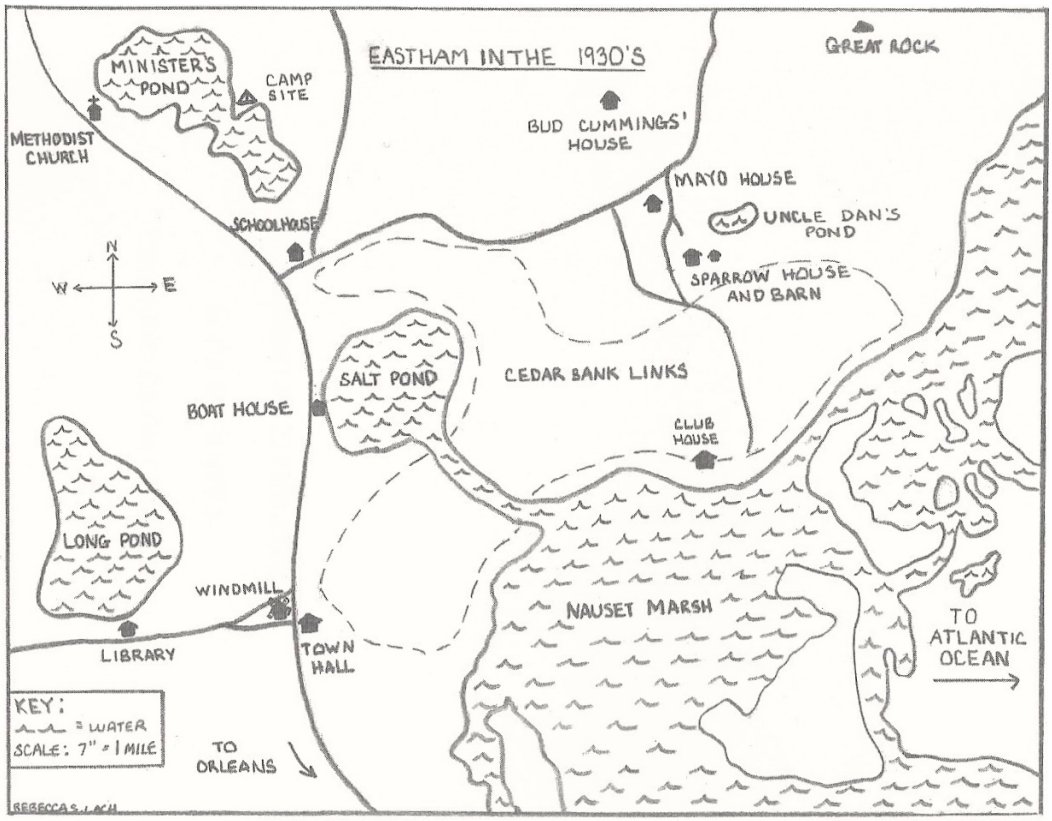


The first iteration of the Baker estate "plan no. 7" showed the parcel Matthew Luce bought in 1927, just north of his 1898 parcel, as 13.6 undeveloped acres (BCP 7:39, above), while the 1927 plan based on this first plan showed the parcel as Lot B, a little more than eleven acres. (BCP 19:119, below).





The 1988 Guild plan (BCP 454:63) shows the parcel on which what was originally the Luce cottage was built on 6.55-acre Lot 1, just south of the Baker estate parcel. Matthew Luce sold both to Quincy Adams Shaw in 1926-7.



Shaw's Cedar Bank Links included the Luce parcels southwest of Salt Pond River, where 2650 State Highway stands; his Cedar Bank club house is depicted on the side of Salt Pond River. Map from Donald B. Sparrow, *Growing up on Cape Cod* (1999).

Historic of house and barn from west. Courtesy William F. and Maryann B. Wallace.

View from east showing house and barn in background, boat house in foreground, and unidentified building at right. Courtesy William F. and Maryann B. Wallace.

PHOTOGRAPHS

(credit Larson Fisher Associates, 2019 unless otherwise noted)

View of house from SW. (Assessor's photo)

View of barn from south. (Assessor's photo)